133.0	0009	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,185,300 / 1,185,300
					USE VALUE:	1,185,300 / 1,185,300
					ASSESSED:	1,185,300 / 1,185,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOFFITT JEFFREY
Owner 2:	SU LINHUI JULIE
Owner 3:	
Street 1:	10 ENDICOTT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LABUDA STEPHEN G JR & -
Owner 2:	AMELIA FRANK J -
Street 1:	10 ENDICOTT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,917 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Brick Veneer Exterior and 2291 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5917.000	647,500		537,800	1,185,300
Total Card	0.136	647,500		537,800	1,185,300
Total Parcel	0.136	647,500		537,800	1,185,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.43 | /Parcel: 517.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85972

GIS Ref

GIS Ref

Insp Date 12/07/12

!10418!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	544,000	0	5,917.	537,800	1,081,800	1,081,800	Year End Roll	12/18/2019
2019	101	FV	440,200	0	5,917.	567,600	1,007,800	1,007,800	Year End Roll	1/3/2019
2018	101	FV	440,200	0	5,917.	418,300	858,500	858,500	Year End Roll	12/20/2017
2017	101	FV	440,200	0	5,917.	400,300	840,500	840,500	Year End Roll	1/3/2017
2016	101	FV	440,200	0	5,917.	370,500	810,700	810,700	Year End	1/4/2016
2015	101	FV	392,700	0	5,917.	310,700	703,400	703,400	Year End Roll	12/11/2014
2014	101	FV	392,700	0	5,917.	303,500	696,200	696,200	Year End Roll	12/16/2013
2013	101	FV	392,700	0	5,917.	289,200	681,900	681,900		12/13/2012

PRINT

Date	Time
12/11/20	00:43:24

LAST REV

Date	Time
09/29/20	11:36:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10418

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LABUDA STEPHEN	72838-360	1	6/27/2019		1,350,000	No	No		
AMELIA FRANK J,	66797-178		2/12/2016	Convenience	1	No	No		
FOLEY JOHN A,	57515-145		9/26/2011	Change>Sale	690,000	No	No		
	29206-11		10/9/1998	Family		No	No		N

USER DEFINED

Prior Id # 1:	85972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2018	440	Re-Roof	12,495	C				
4/25/2013	595	Manual	2,000	C				
12/28/2011	1899	Redo Kit	38,000	C				& ADD HBATH TO 1ST

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2013	Info Fm Prmt	EMK	Ellen K
12/7/2012	Meas/Inspect	JBS	JOHN S
7/3/2012	Left Notice	JBS	JOHN S
6/11/2012	Info Fm Prmt	BR	B Rossignol
12/26/2011	MLS	EMK	Ellen K
5/2/2009	Inspected	372	PATRIOT
2/11/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5917		Sq. Ft.	Site		0	90.	1.01	10									537,759						537,800	

Total AC/HA: 0.13584 | Total SF/SM: 5917 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 537,759 | Spl Credit | Total: 537,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16119766
Const Adj.:	1.01959801
Adj $ / SQ:	147.994
Other Features:	135554
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678702
Depreciation:	31220
Depreciated Total:	647482

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

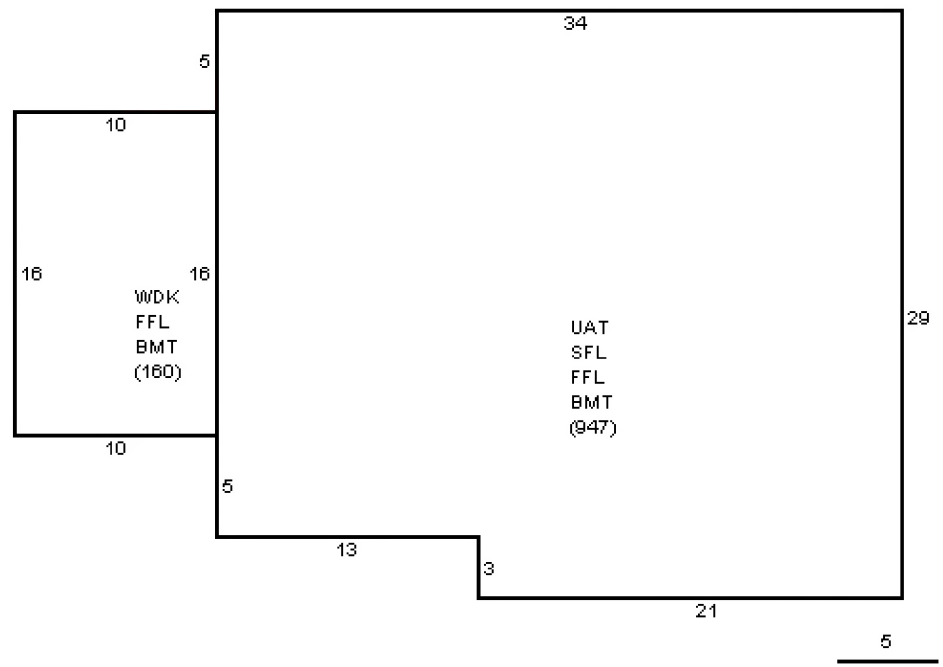
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.83
Special Features:	0	Val/Su Net:	181.98
Final Total:	647500	Val/Su SzAd	315.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,107	44.400	49,149
FFL	First Floor	1,107	147.990	163,830
SFL	Second Floor	947	147.990	140,151
UAT	Upper Attic	237	82.880	19,621
WDK	Deck	160	12.490	1,998
	Net Sketched Area:	3,558	Total:	374,749
Size Ad	2054	Gross Are	4268	FinArea 2291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc